



ಕರ್ನಾಟಕ ರಾಜ್ಯಪತ್ರ

ಅಧಿಕೃತವಾಗಿ ಪ್ರಕಟಿಸಲಾದುದು
ವಿಶೇಷ ರಾಜ್ಯ ಪತ್ರಿಕೆ

ಭಾಗ - ೧ Part - I	ಬೆಂಗಳೂರು, ಮಂಗಳವಾರ, ೦೧, ಜೂನ್, ೨೦೨೧ (ಜ್ಯೇಷ್ಠ, ೧೧, ಶಕವರ್ಷ, ೧೯೪೩) BENGALURU, TUESDAY, 01, JUNE, 2021 (JYAISTHA, 11, SHAKAVARSHA, 1943)	ನಂ. ೫೪೪ No. 544
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GOVERNMENT OF KARNATAKA

No. DOH 101 HFA 2021

Karnataka Government Secretariat,
Vikasa Soudha,
Bengaluru, dated: 01.06.2021.

CIRCULAR

Subject: Bank Linkage under Affordable Housing in
Partnership [A.H.P.] vertical of Pradhan Mantri Awas
Yojana (Urban) [P.M.A.Y. (U.)] - regarding.

Ministry of Housing and Urban Affairs [formerly Ministry of Housing and Urban Poverty Alleviation], Government of India [GoI] has launched the Mission of “Housing for All [H.F.A.]-2022” under Pradhan Mantri Awas Yojana (Urban) [P.M.A.Y. (U.)] to ensure a pucca house to all eligible urban households by the year 2022.

Presently, the said mission is being implemented in 280 cities in convergence with State sponsored housing schemes viz., Vajpayee Housing scheme, Dr. B.R. Ambedkar Housing scheme, Devaraj Urs Special Housing scheme and Pura Karmika Gruha Bhagya scheme etc.

Government of Karnataka [GoK] has nominated Rajiv Gandhi Housing Corporation Limited as State Level Nodal Agency [S.L.N.A.] for successful implementation of the mission in the State. Rajiv Gandhi Housing Corporation Limited [R.G.H.C.L.], Karnataka Slum Development Board [K.S.D.B.], Karnataka Housing Board [K.H.B.], Urban Local Bodies [U.L.Bs.] and Urban Development Authorities [U.D.As.] have been designated as

Implementing Agencies [I.As.] for the execution of housing schemes in the urban areas of Karnataka State.

Presently, Rajiv Gandhi Housing Corporation Limited / Urban Local Bodies / Bangalore Development Authority [B.D.A.] are constructing multi-storied residential buildings (G + above structure) along with basic infrastructure in the urban regions for eligible site-less poor on Government land under Affordable Housing in Partnership [A.H.P.] vertical of Pradhan Mantri Awas Yojana (Urban) [P.M.A.Y. (U.)] in convergence with GoK's sponsored scheme and also by mobilizing beneficiaries' contribution.

Karnataka Slum Development Board is constructing G + above structures in the slum area having more density / kutchha houses, but having less space. It is constructing individual G.F. houses in scattered manner in the slums having sufficient space under A.H.P. vertical as per the provision made under Karnataka slum policy. K.S.D.B. will issue Hakku Patra to the slum dwellers for the land as per the provision made by GoK in Government Order No. DOH 88 SBM 2020, dated 26.11.2020. The same will be registered in Sub-Registrar's Office and sale deed with certain conditions will be issued to the beneficiary.

Flow chart on Implementation of project is enclosed as Annexure-1.

Implementing agencies will identify suitable Government land for the housing purpose. Based on the extent, they prepare plan estimation for housing along with infrastructure and submit Detailed Project Report [D.P.R.] and obtain approval of State Level Sanctioning and Monitoring Committee [S.L.S.M.C.] as well as Central Sanctioning and Monitoring Committee [C.S.M.C.]. Thereafter, implementing agencies will invite tender and execute the work.

Under this mission, GoI is providing financial assistance of Rs. 1.50 lakh per dwelling unit. At present, GoK is contributing Rs. 1.2 lakh and Rs. 2.00 lakh per unit belonging to General and S.C./S.T. category respectively. The balance cost of the construction needs to be borne by beneficiaries from their savings as well as from bank loan.

The following are the guidelines for selection of beneficiaries, collection of contribution, availing bank loan and allotment of houses for projects approved under A.H.P. vertical of P.M.A.Y. (U.):-

1. The cost of construction of single dwelling unit in a multistoried super structure ranges from Rs. 4.50 lakh to Rs. 10.60 lakh (excluding land value and infrastructure cost) under different cities.
2. Beneficiaries' contribution: The balance cost of construction excluding GoI and GoK subsidy will be borne by Beneficiaries;

Rs. in lakhs							
City	Unit cost	GoI share	GoK share		Beneficiaries share		Remarks
			Gen/Min	SC/ST	Initial Deposit from saving	Bank loan	
"One lakh Multistoried Bangalore Housing Scheme"	10.60	1.50	1.20	2.00	1.00	SC/ST: 6.10 Gen: 6.90	Beneficiaries share to be mobilized by converging with other scheme.
Other AHP-PMAY(U) projects	4.50 to 7.50	1.50	1.20	2.00	10% of unit cost or Minimum Rs. 10,000/-	*Minimum Loan Amount: SC/ST: 0.90 Gen: 1.70 *Maximum Loan Amount: SC/ST: 3.90 Gen: 4.70	

***Minimum loan amount / Maximum loan amount shall be decided by concerned F.I. based on income / repayment capacity.**

Contribution may also be mobilized in convergence with various schemes viz., S.C.P. / T.S.P. fund, Karmika Gruha Bhagya Yojana, Minority Margin Money, 24.10%, 7.25% & 5% welfare fund etc.

In case, implementing agencies could not contribute towards infrastructure cost / tender premium / cost escalation in time, these cost to be borne by beneficiaries. Implementing Agencies have to take consent letter from beneficiaries for bearing additional cost.

3. Eligibility Criteria for beneficiary selection:
 - Annual Income of Family should be as follows:
 - Rs. 3.00 lakh for "C.M. One lakh housing scheme"
 - Rs. 87,600/- (for other than "C.M. One Lakh Housing scheme" project).
 - Should be resident of city for more than 5 years.
 - Should not availed Subsidy from any Housing schemes of Government.
 - Should not own house as well as site anywhere in India.

4. Implementing agencies will invite application from eligible families and verify the relevant documents:
 - Aadhaar card (husband and wife);
 - Income certificate;
 - Affidavit (not owning house as well as site anywhere in India);
 - Bank Account details (pass book copy);
 - Residential certificate (for residing in the city for more than 5 years);
 - Registration Number of Labour Department (if any);
 - Ration card;
 - Voter card;
 - Caste Certificate; and
 - Photographs.
5. Based on the physical target fixed by GoK (under Vajpayee Housing scheme and Dr. B.R. Ambedkar Housing scheme) and as per guidelines, eligible beneficiaries will be selected and approval from competent authority will be obtained for the list. Implementing agency will inform beneficiary about house plan / design / unit cost / carpet area / no. of floors / Technology / no. of rooms / project location / contribution / bank loan / other facilities etc., and obtain consent from him.
6. Implementing agency will allocate one dwelling unit along with undivided share of land to the eligible beneficiary (As per Government Order No. DOH 76 HFA 2020, dated 20.06.2020 issued by State Government).
7. Under these projects, the Implementing Agency will issue provisional allotment letter confirming allocation of one unit. Since construction is not yet completed, implementing agency cannot specify particular house number in the provisional allotment letter.
8. If possible, beneficiary can pay more than the initial deposit.
9. Beneficiary has no right to sell / mortgage (**except to bank, with which tripartite agreement was entered into, for availing housing loan for the purpose of paying contribution**), rent / lease or in any way encumber the houses within 15 years of occupation or until the bank loan is repaid in full together with interest whichever is later.
10. The beneficiary will mortgage the allotted house to the Bank / Financial Institutions (F.I.) as security in order to avail home loan for the purpose of paying contribution.
11. Beneficiary has to submit application along with documents as prescribed by the State Level Bankers' Committee [S.L.B.C.] (Application format, Valuation format and Legal Opinion format are enclosed as Annexure-2).

List of documents to be submitted to bank:-

- Simplified Application form
- KYC – Copies of Aadhaar Card / Ration Card / Voter ID with recent passport size photographs;

- Income certificate issued by Revenue Department / Designated Authority. Income Level from Rs. 60,000/- and above for Non-BBMP area, Rs. 1,20,000/- and above for BBMP area;
- Project report for individual Venture with release schedule;
- Construction permission and lay-out for project;
- Valuation report for the project;
- Legal Opinion for the project;
- Provisional allotment letter for individual houses / flat;
- Hakku patra of land in case of individual houses proposed to construct in slum areas;
- Tripartite Agreement signed between Beneficiary, Bank and Implementing Agency;
- Sale-cum-Lease deed / final allotment letter on final allotment; and
- RERA approval reference number with approval letter.

12. The Implementing Agency will give consent to beneficiary to mortgage house to the Bank / F.I. for the purpose of raising loan. Implementing agencies will also provide project documents. Beneficiary has to bear Mortgage charge.

However, exemption has been provided for the condition of attending beneficiary to Sub-Registrar's Office at the time of mortgaging the documents.

Physical presence of the beneficiary has been exempted at the time of registration of the mortgage of the property allotted by the Karnataka Slum Development Board before the Sub-Registrar in the Office of the Sub-Registrar.

13. Implementing agency shall construct houses either on land granted by Government or on purchased land. Under these projects, multistoried houses are being constructed on the Government land. Hence, dwelling unit plan / design / carpet area / construction cost will be uniform. Further, master valuation / legal opinion report of one dwelling unit suffice for all the houses. One master report will be utilized for all beneficiaries for raising bank loan. There will be no need of valuation / legal opinion report for each unit. This will save the Turn-around Time and reduce the charges.

Legal Advisor will provide legal opinion on land by verifying documents for last 30 years and also obtaining confirmation about encumbrance from concerned Implementing Agencies / Commissioner / Municipal Commissioner / Chief Officer of U.L.B. Land has to be litigation-free.

Implementing agency to obtain all documents related to land and construction including lay-out approval from concerned Urban Development Authority and building license from Urban Local Body.

K.S.D.B. will submit the Lay-out Plan and Building Plan approved by the Technical Director, Karnataka Slum Development Board [K.S.D.B.].

Valuers / Legal Advisors empanelled by R.G.H.C.L. will provide Master valuation / Legal Opinion in the prescribed format of S.L.B.C. and Banks have to sanction loan based on these reports.

In case of projects being implemented by K.S.D.B., one master legal opinion will be submitted by Legal Advisors appointed / empanelled by K.S.D.B. Valuation report will be prepared by Engineers of K.S.D.B. in the prescribed format of S.L.B.C. for houses having uniform carpet area less than 27.11 Sqmt., and submitted to Banks.

Encumbrance Certificate to be provided by Implementing Agency in Form-16 and Form-15 for Government granted land and purchased land as the case may be.

14. Banks have to adopt their own due diligence process while sanctioning loans (verify annual income, CIBIL score and repayment capacity).
15. Banks approve loan with minimum CIBIL score.
16. Bank sanction loan by considering GoI and GoK financial assistance as margin money.
17. PLIs (other than public sectors nationalized bank), to offer a lower interest rate on the home loan as repayment rate will be more if the rate of interest is less.
18. PLIs (other than public sectors nationalized bank), provide concession in processing charges and documentation charges. But, Inspection charge have to be paid and charging processing fee even in case of rejection.
19. In case of aged beneficiaries, banks can consider a younger family member / close blood relative with sufficient income as co-applicant so as to sanction loan for maximum tenure.
20. Banks have to sanction loan to the beneficiaries at the initial stage of construction (after approval of project) even though work is not yet started. But they may disburse loan to the implementing agencies at later stages depending upon the progress in construction and upon receipt of a written request from implementing agency. Tripartite agreement is to be entered between beneficiary, bank and implementing agency to enable the financing bank branch to release the loan proceeds directly to implementing agency.
21. Implementing agencies will open separate bank account for each project. The loan amount to be disbursed to the implementing agency's bank account. GoI / GoK / Beneficiaries initial deposit / bank loan will be credited to that particular account. This account has to be operated jointly by authorized officials of implementing agency.
22. Branches of the banks are sanctioning loan within their jurisdiction. Branches should not reject Loan application if the A.H.P. beneficiaries are not falling within their service area. Banks have to sanction loan by relaxing condition of service area exclusively to A.H.P. beneficiaries.
23. The banks have to ensure maximum tenure period so that his E.M.I. should come to the same amount as his rent. The longer the tenure, the lower will be your E.M.I. payable every month. It results in higher repayment and it would accelerate the overall repayment. Further, this allows the beneficiaries to comfortably fulfill their other financial commitments. Any E.M.I. amount beyond their financial capacity may lead to imposition of undue burden on them.

24. Before sanctioning the bank loan, bank, beneficiary and implementing agency will enter into Tripartite Agreement. U.L.Bs. will sign the agreement under those projects where they have invited tenders. R.G.H.C.L. will sign agreement for those projects where it has invited tenders. K.S.D.B. will sign agreement under those projects where it has invited tenders.
25. As the bank loan has to be released in advance before creation of mortgage, banks can obtain agreement to create mortgage from the allottee beneficiary to whom loan was sanctioned in favour of the financing bank branch.
26. In case bank rejects loan application, beneficiary has to pay the entire contribution through his savings.
27. Beneficiary will repay loan to bank loan in Equated Monthly Instalments (E.M.Is.) along with interest within tenure as per bank's norms.
28. That irrespective of the stage of construction of the project and / or the payment plan and irrespective of the date of handing over the possession of the said house to the beneficiary by the implementing agency, the beneficiary shall be liable to repay loan to Bank / F.I. regularly.
29. Bank will not levy pre-closure penalty.
30. Allotment of the house may be cancelled because of the following reasons:
 - If beneficiary fails to pay initial deposit within timeline.
 - If beneficiary fails to submit requisite documents to banks.
 - In case bank rejects home loan due to other reasons and beneficiary fails to pay his contribution within timeline.
 - If beneficiary fails to repay bank loan.
 - In case bank loan was rejected, further beneficiary fails to pay his contribution from his own savings within timeline.
 - If beneficiary found ineligible and if beneficiary provided wrong details / documents.

The implementing agency will re-allot the house to another eligible beneficiary.

31. In case, if the beneficiary has repaid some portion of loan amount and fails to repay the balance amount to bank, Bank has the right to auction the house so as to recover the balance amount. In such cases, the excess amount over and above the loan amount received by bank as sale proceeds during the auction will be paid to original beneficiary as per bank norms.
32. Until occupation, if the beneficiary wishes to withdraw from the scheme, then the amount paid by beneficiaries will be refunded to beneficiary by implementing agency and then the implementing agency will re-allot the house to another eligible beneficiary under the scheme.

33. In the event of default in repayment of the loan in time by the beneficiary to the Bank and the loan becoming Non-performing assets (N.P.A.), bank can proceed for recovery of the dues from the beneficiary through such legal measures as considered appropriate including under SARFAESI Act (Securitisation and Reconstruction of Financial Assets and Enforcement of Securities Interest Act, 2002).

The buyer who wish to participate in the auction shall be eligible as per P.M.A.Y.(U.)–A.H.P. guidelines as the houses are specifically constructed for particular category of beneficiaries as defined in the scheme guidelines and moreover part funding of the construction of these houses are through subsidies provided by GoI & GoK.

However, if two successive auctions do not elicit any response from the eligible beneficiaries, anybody can participate in the third auction. The third auction will be exempted from the qualifying criteria pertaining to eligible beneficiary as defined in scheme guidelines.

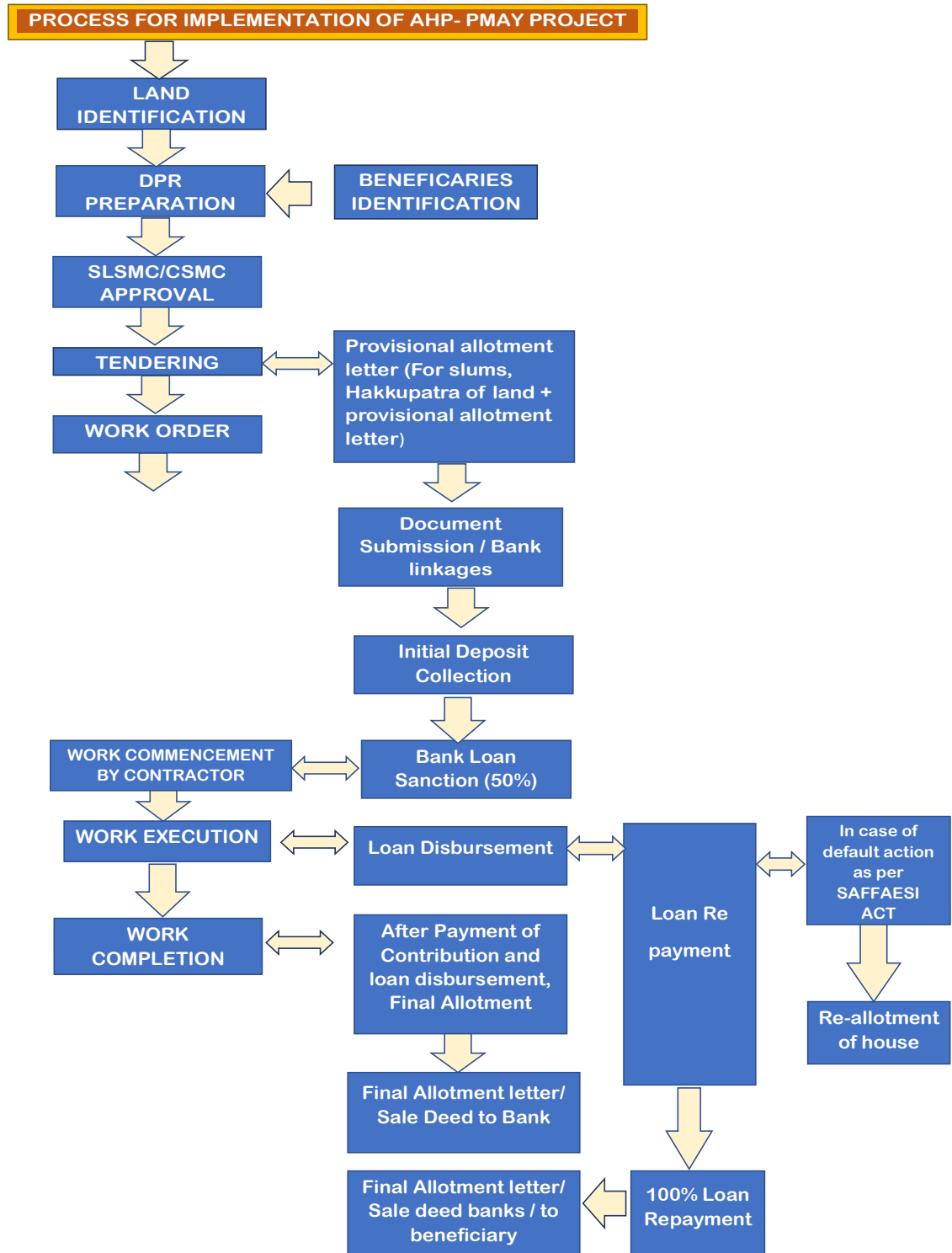
In such cases, the bank has to ensure that after recovering their loan amount, the excess amount of sale proceeds received if any, to be remitted to Government / Implementing Agency if the buyer is not eligible as per A.H.P.-P.M.A.Y. (U.) beneficiary guidelines. If the buyer is eligible as per guidelines of A.H.P.-P.M.A.Y. (U.), there is no need for bank to remit any amount. Eligibility shall be decided in consultation with concerned implementing agency.

34. Beneficiaries have to pay property mortgage fee, valuation fee, legal opinion fee, stamp duty, registration fee, software development fee, pigmy agent fee, P.M.C. charges, quality monitoring charges, technical consultant fee, statutory approval fee, G.S.T., credit score verification charges, loan agreement stamp duty charges, processing / service charges, asset insurance charges, liability insurance charges, cersai charges etc. A separate consent letter from individual allottee beneficiary to be obtained by concerned with implementing agency and a copy to be shared with financing bank branch.
35. Online software may be developed for receiving applications from eligible families, contribution collection, bank loan recovery and other purposes. Based on the requirement, Virtual accounts may be opened. Pigmy agent may be appointed.
36. Bank / F.I. shall make disbursements loan amount to the implementing agency's account in phases based on stage of construction and / or the payment plan framed by the implementing agency and / or proportionate to the release of GoI & GoK subsidy and / or specific written request from Implementing agency and / or disbursement plan framed by S.L.B.C.
37. Implementing Agencies have to obtain all required statutory approvals. Implementing agency will be responsible to complete the construction of houses along with basic infrastructure as per tender specification and within the stipulated time. As per approved D.P.R., Implementing agency has to ensure quality. Implementing agencies have to register the AHP project under RERA Act. For A.H.P. projects, no registration fees shall require to be paid by Implementing Agencies under RERA Act as per the Notification No. DOH 25 RERA 2020, dated 13.05.2020. The same to be handed over to the financing bank branch for creating mortgage.

38. Beneficiaries will be intimated if there are any changes in location / technology / plan / design / number of floors / infrastructure facilities etc. Beneficiaries have to bear additional cost, if any, on account of the above.
39. After completion of work, final allotment letter will be issued to the beneficiaries by specifying house number Location wise, Tower wise, Floor wise.
40. Option will be given to the beneficiary who pays maximum contribution within shorter time to select the house on “first come first serve basis”. While making the allotment, the families who are having persons with disability, heart disease and senior citizens may be allotted houses preferably on the ground floor or lower floors. The houses constructed will be allotted in the name of female head of the family and her husband or in the joint name of male head of the family and his wife. Only in cases when there is no adult female member in the family, the house can be in the name of male member of the family.
41. Typographical error, if any related to beneficiaries details (beneficiaries’ name, husband’s name, sex, address etc.,) may be corrected by obtaining relevant documents. In the event of death of the beneficiary, concerned legal heir will be included by obtaining relevant document as per “Varasa” / consent of the family members.
42. After 100% payment of beneficiaries’ contribution, house will be registered in the local Sub-Registrar’s Office and sale deed will be issued.
43. Implementing agencies will submit original sale deed / final allotment letter to the banks. After complete repayment of bank loan, bank will hand over these documents to beneficiary.
44. After completion of the construction, lay-out will be transferred to the concerned local body for the maintenance.
45. Residential Welfare Association (R.W.A.) will be formed for the purpose of maintaining houses and common infrastructure facilities being provided (built) under the projects. Each allottee has to pay monthly maintenance charges to R.W.A.
46. If house is vacant / original beneficiary is not residing / unauthorized occupation / sell / rent / lease / mis-utilization, allotment will be cancelled and suitable action will be taken on beneficiary.

(G. LAKSHMAN)
Under Secretary to Government-2,
Housing Department.

FLOW CHART



[No. DOH 101 HFA 2021]

ANNEXURE-2

APPLICATION FORMAT

APPLICATION FOR HOUSING LOAN

Please fill this form in Capital letters and tick

appropriate boxes

To

_____ Bank

_____ Branch

Photograph

Photograph

Applicant/Jt. Applicant/Co-Borrower

(If Required)

I/ We request you to grant me/ us the loans/ credit facilities indicated below under “Affordable Housing Loan” scheme.

The necessary particulars are furnished here under:

APPLICANT’S PERSONAL DETAILS

Full Name: Mr/ Mrs/Ms : _____

Father’s/Husband’s Name: _____

Date of Birth: _____

Gender: Male/Female/Third Gender

Category:- SC/ST/BC/Others

Minority Community: Christian/Muslim/Parsi/Sikh/Zorastrian/Neo-Buddhist

Educational Qualifications: Undergraduate/Graduation/Post Graduate/Professional

Other Specify: _____

Marital Status: Unmarried/Married

No. of Dependents: Children/Adults

Voter ID Card No.: _____ Aadhar Card No.:

Pan No: (if available): _____

Present Accommodation: Owned/Rented, If Rented, Rent paid Rs. _____

If Housing Loan to Agriculturists, Category of Farmers: Marginal/ Small/ Large

Present Residential Address:

City _____ Pin Code

Mobile No. _____ E-mail Id(if available)

Since how long at the above address: _____ years

Permanent

Address: _____

City _____ Pin Code

PROFESSIONAL DETAILS

Govt.Dept/ PSU

Manufacturing/ Trading/Services/ Agriculture/ House Wife/ Labour/Others

INCOME DETAILS (As per the Certificate issued by Revenue authority)

Annual Gross Income Rs. : _____

Annual Net Income Rs. : _____

Presently Banking with : _____

Name of the Bank Branch : _____

SB/Deposit Account Number : _____

DETAILS OF ASSET AND LIABILITIES (if available)

Assets: Description: Amount:

Immovable Property: _____

Investments: _____

Savings with Banks: _____

Total : _____

Liabilities

Name of the institution	Nature of Loan	Loan Amount	Present Liability	Over dues	Security
Others					
Total					

Would you be interested in opting for life Insurance cover under our insurance Scheme?

Yes/No

PURPOSE OF LOAN

Purchase of House/ Purchase of Flat

Full Address of property to be financed

City _____ Pin Code

Is the House/ Flat: Ready for purchase/ Proposed to be Built/ Under Construction

Details of Encumbrance, if

any: _____

Area of Plot/ Site and Flat (Building & Plant) (Square Feet)

Built up Area- of the House / Flat to be finance(Square Feet): _____

Status of Ownership of the property: Sole/ Joint

Types of Houses: Row House/ Flat

Estimated Cost in (RS.)		Estimated Sources in (Rs.)	
Cost of construction/ Flat		Borrower Construction:	
Registration cost (including Stamp Duty)		Grant from GOK	
Insurance Premium for Insurance Scheme		Grant from GOI	
Other Expenses (specify)		Housing Loan required	
Total		Total	

LIST OF SUPPORTING DOCUMENTS TO BE ATTACHED

1. Passport size photographs of all the applicants and Co-Borrower (2copies each)
2. Allotment letter of Co-operative Housing Society/ Housing board/ ULB/ KSDB
3. Income certificate from Revenue Authority
4. Aadhar Copy

Signature of the Applicant

Place:

Date:

Signature of the Jt. Applicant/ Co-Borrower

FOR OFFICE USE

Credit Report No.

Date:

Customer ID:

The following limit is sanctioned on the terms and conditions detailed below.

Nature of Limit	Amount(Rs.)	Margin	Rate of Interest
Repayment conditions	Processing Charges, Documentation charges, etc.	Details of security including personal guarantee	

Other terms & conditions:

1. The Bank may revoke in part or in full or withdraw/ stop financial assistance any stage by giving reasonable notice to the borrower Credit facilities sanctioned are to be availed within 6 months from the date of this letter, failing which, the limits will automatically stand cancelled.
- 2.
- 3.
- 4.

MANAGER/SENIOR MANAGER/CHIEF MANAGER

Accepted all the terms and conditions of sanction

Jt. BORROWER/Co-APPLICANT**Jt. APPLICANT/Co- APPLICANT PERSONAL DETAILS**

Full Name:Mr/ Mrs/Ms _____

Father's/Husband's Name: _____

Date of Birth: _____

Gender: Male/Female/Third Gender

Category: SC/ST/BC/Others

Minority Community: Christian/Muslim/Parsi/Sikh/Zorastrian/Neo-Buddhist

Residential Status: Resident/ Non-Resident

Educational Qualifications: Undergraduate/Graduation/Post Graduate/Professional

Other Specify _____

Marital Status: Unmarried/Married

No. of Dependents: Children/Adults

Voter ID Card No.: _____ Aadhar Card No.:

Pan No: (if available): _____

Present Accommodation: Owned/Company

Rented Rent paid Rs. _____

If Housing Loan to Agriculturists, Category of Farmers: Marginal/ Small/ Large

Present Residential Address:

City _____ Pin Code

Mobile No. _____ E-mail Id(if available)

Since how long at the above address: _____ years

Permanent Address:

City _____ Pin Code _____

Communication to be mailed: Permanent Address/Present Address/ Office Address

Jt. APPLICANT/CO-APPLICANTPERSONAL DETAILS

Salaried: Multinational Co./PublicLtd. Co./Govt. Dept./PSU/Private Ltd

Co./Prop/Partnership/LLPs

Self Employed/ Business: Manufacturing/ Trading/Service/ Agriculture/Labour

Miscellaneous: Retired/ House Wife/ Student/ Others

(specify)_____

Name of the Organization/ Concern _____

Nature of Business _____

Designation _____ Department _____

Length of Service _____/Years Date of Retirement _____

Office Address:

Telephone No(with STD Code) _____

Employee No. : _____

EPF No.: _____

No. of Employees in the Organization : _____

Monthly/ Annual Income Rs. : _____ [Source:

_____]

Credit Card No.: _____ Issued by: _____

Limit: _____

If Spouse Working: Yes/ No

If yes, Monthly Income Rs.: _____

Jt. APPLICANT/Co-APPLICANT

INCOME DETAILS

Salary person/ Pensioners:

Monthly Gross Income Rs. : _____

Monthly Net IncomeRs. : _____

Other income (specify): _____

Other Salary person/ Pensioners:

Annual Gross Income Rs. : _____

Annual Net Income Rs. : _____

Income Tax Paid if any : _____

Presently Banking with : _____

Name of the Bank Branch : _____

SB/Deposit Account Number : _____

DETAILS OF ASSET AND LIABILITIES (if available)

Assets: Description: Amount:

Immovable Property: _____

Investments: _____

Savings with Banks: _____

Total : _____

Liabilities

Name of the institution	Nature of Loan	Loan Amount	Present Liability	Over dues	Security
Employer					
Others					
Total					

(IN RESPECT OF AHP PROJECT- NIPPANI 240 DUS)

Chief Manager (Technical),
RGHCL,
Bangalore

I.	GENERAL		
1.	Purpose for which the valuation is made		PMV For Educational Loan
2.	a)	Date of inspection	: 19-04-2021
	b)	Date on which the valuation is made	: 21-04-2021
3.	List of documents produced for perusal		Town Planning Approval Nipani
	i)	Project Details CMC Nipani, RERA certificate Extract Copy, Hescom NOC	: GuideLine Rate Copy
	ii)	Extract Copy, Layout Copy, Building Plan	: Work order CMC, Nipani Dated 24-09-2020
4.	Name of the owner(s) and his / their address With Phone no. (details of share of each owner in case of joint ownership) Land Mark		Rajiv Gandhi Rural Housing Corporation Ltd., Bangalore Commissioner, City Municipal Corporation, Nipani. RS No. 149/1, With UDS of 5.74% in the Land, @ Shinde Nagar in Municipal Ward No. 20 Nipani Village, Near Hal Siddanath Sugar Factory or Existing Akshya Houses of Taluka Nipani, Dist: Belgaum Near Hal Siddanath Sugar Factoryor Existing Akshya Houses.
5.	Briefdescriptionoftheproperty	:	Construction of 240 Dwelling units in G+2 Floors with Cast-insitu single pour technology. With each block of 12 houses (20Blocks)

6.	Location of property		@ Shinde Nagar in Municipal Ward No. 20 Nipani Village, Near Hal Siddanath Sugar Factory or Existing Akshya Houses of Taluka: Nipani, Dist: Belgaum
	a)	Plot No./ Survey No./ CTS No.	: RSNo.149/1
	b)	Door No. M.W No. / PID No.	: Municipal Ward No. 20 Nipani Village, site under construction
	c)	T. S.No. / Village	: Nipani Village
	d)	Ward/Taluka	: Nipani
	e)	Mandal / District	: Belgaum
	f)	Date of issue and validity of layout of approved map / plan	Town Planning Board, Nipani.
	g)	Approved map/ plan issuing authority	Town Planning Board, Nipani.
	h)	Whether genuineness or authenticity of Approved map / plan is verified	No
	i)	Any other comments by our empanelled Valuers on authentic of approved plan	No
7.	Postal address of the property.		Rajiv Gandhi Rural Housing Corporation Ltd. Bangalore Commissioner, City Municipal corporation Nipani.
	Land Mark		RS No. 149/1, With UDS of 5.74 % in the Land, @ Shinde Nagar in Municipal Ward No. 20 Nipani Village, Near Hal Siddanath Sugar Factory or Existing Akshya Houses of Taluka: Nipani, Dist: Belgaum Near Hal Siddanath Sugar Factory or Existing Akshya Houses.
8.	City/Town		: Nipani
	Residential Area		: Residential
	Commercial Area		: -
	Industrial Area		: -

9.	Classification of the area		:		
	i)	High / Middle / Poor	:	LIG/MIG	
	ii)	Urban / Semi-Urban / Rural	:	Urban	
10	Coming under Corporation limit / Village Panchayat/Municipality		:	Corporation	
11	Whether covered under any State/Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area/scheduled area/cantonment area		:	No.	
12	Boundaries of the Flat		:	Boundaries of the property	
	North		:	Sugar Factory	
	South		:	Existing Akshya houses	
	East		:	Existing Akshya houses	
	West		:	ROAD or open Plot	
13	Dimensions of the site Refer as per the Approved layout copy of TPNipani		:	A	B
				As per the Deed	Actual
	North		:	-	
	South		:	-	
	East		:	-	
	West		:	-	
14	Extent of the site		:	7078.17 SQM or 76,161.10 SFT Excluding CQA/Garden/Road	
14.1	Latitude, Longitude & Co-ordinates of flat			Latitude:-16.4216208 Longitude:-74.3619554	
15	Extent of the site considered for valuation		:	7078.17 SQM or 76,161.10 SFT	
16	Whether occupied by the owner/tenant? If Occupied by tenant, since how long? Rent received per month.		:	CMC Nipani	

II.	APARTMENT BUILDING		PMAY(U)-HFA by RGHCL @ CMCNipani
1.	Nature of the Apartment	:	240 Dwelling units (One Block G+212 Houses likewise 20 Blocks.

2.	Location	:	@ShindeNagarinMunicipalWard No.20 NipaniVillage , NearHalSiddanathSugarFactory orExistingAkshyaHousesofTaluka NipaniDist:Belgaum
	C.T.S.No.	:	-
	BlockNo.	:	RSNo.149/1
	WardNo.	:	WardNo.20
	Village/Municipality/Corporation	:	CMCNipani
	DoorNo., Street orRoad(PinCode)	:	240Dwellingunits(OneBlock G+212Houseslikewise20Blocks
3.	DescriptionofthelocalityResidential/ Commercial/Mixed	:	Residential
4.	YearofConstruction	:	Underconstruction
5.	Number ofFloors	:	GF+2UpperFloors
6.	Typeof Structure	:	RCCCastinsitusinglepourt echnology
7.	Numberof Dwelling unitsinthebuilding	:	240Flats
8.	Qualityof Construction	:	UnderConstruction
9.	AppearanceoftheBuilding	:	UnderConstruction
10	Maintenanceof theBuilding	:	UnderConstruction
11	FacilitiesAvailable	:	ParkandCAland
	Lift	:	Nil
	ProtectedWaterSupply	:	MunicipalWater +Bore
	UndergroundSewerage	:	UGD/septicTank
	CarParking-Open/ Covered	:	Nil
	DoesCompoundwallexist?	:	NA
	Is pavement laidaroundtheBuilding	:	NA

III	FLAT	:	
1	Theflooron which theflatissituated	:	Underconstruction
2	Door No.oftheflat	:	Underconstruction
3	Specificationsoftheflat	:	

	Roof	:	RCC Cast in situ single pour technology
	Flooring	:	Under construction
	Doors	:	Under construction
	Windows	:	Under construction
	Fittings	:	Under construction
	Finishing	:	Under construction
4	House Tax	:	NA
	Assessment No. of the property	:	Municipal Ward No. 20
	Tax paid in the name of	:	NA
	Tax amount paid for the Land	:	NA
5	Electricity Service Connection no.	:	Hescom NOC No. NPN/AEE(ELE)2442 Dated 08-02-2021
	Meter Card is in the name of	:	Yet to be provided
	How is the maintenance of the flat?	:	Good
7	Sale Deed executed in the name of	:	CMC Nipani
8	What is the undivided area of land as per Sale Deed?	:	UDS of 0.416% in the land or 29.49 SQM
9	What is the plinth area of the flat?	:	31.33 SQM
10	What is the floor space index (app.)	:	1.06
11	What is the Carpet Area of the flat?	:	27.13 SQM
12	Is it Posh/Class/Medium/Ordinary?	:	Medium
13	Is it being used for Residential or Commercial Purpose?	:	Residential
14	Is it Owner-occupied or let out?	:	CMC Nipani
15	If rented, what is the monthly rent?	:	NA
IV	MARKETABILITY		
1	How is the marketability?	:	Good

2	What are the factors favoring for an extraPotentialValue?	:	The scheduled property is located@ShindeNagarinMunicipalWard No.20 NipaniVillage , NearHalSiddanathSugarFactory orExistingAkshyaHousesofTalukaNipaniDist:Belgaum Thesaidpropertyishavingall amenitieslikeNearbyschools, Temple,Market,Parketc.
3	Anynegativefactors areobserved whichaffect Themarketvalueingeneral?	:	-
V	Rate	:	
1	Afteranalyzingthecomparablesaleinstances,w hatisthecompositerateforasimilarflatwithsame specificationsintheadjoininglocality?-(Alongwithdetails/referenceofat-leasttwolatestdeals/transactions with respecttoadjacentpropertiesinthe areas). The project cost of dwelling units and infrastructure is as per the approved estimationandthesameisconvertedintoeachunit, thesameisadoptedinthisvaluationasperunitasper theAffordableHousinginPartnershipof PMAY	:	Rs 9,05,960.00perUnit
2	Assuming it is a new construction, what is theadopted basic composite rate of the flat undervaluation after comparing with the specificationsandotherfactorswiththeflatunderc omparison (Givedetails).AspertheApprovedestimationand infrastructure	:	9,05,960.00
3	Break-upfortherate	:	
	i) Building+Services	:	6,66,000.00
	ii) Land +Others	:	Land 1,90,960.00 + Infrastructure49,000 .00
4	GuidelinerateobtainedfromtheRegistrar's office (anevidencethereof tobeenclosed)	:	3000.00SQM
VI	COMPOSITERATEADOPTEDAFTERDEPRECIATION		
a.	Depreciatedbuildingrate	:	-
	ReplacementcostofflatwithServices {V(3)i}	:	Rs.9,05,960.00
	Ageofthebuilding	:	Underconstruction

	Lifeofthebuildingestimated	:	Underconstruction
	Depreciationpercentageassumingthesalvage valueas 10%	:	Underconstruction
	DepreciatedRatioofthebuilding	:	Underconstruction
b.	Totalcompositeratearrivedforvaluation	:	
	DepreciatedbuildingrateVI(a)	:	Underconstruction
	RateforLand& otherV(3)ii	:	Underconstruction
	TotalCompositeRateper UnitorperFlat	:	Rs.9,05,960.00

DetailsofValuation:

Sr. No.	Description	Qty. SQM	Rate per unitRs.	Estimated ValueRs.
1	Presentvalueoftheflat(incl.car parking,ifprovided)	34.33	Rs26390.00	9,05,968.00
2	Wardrobes/	LS	LS	-
3	Super Finish	1	LS	
4	KitchenArrangements	1	LS	-
5	DoorsandWindows	LS	LS	-
6	SanitaryArrangements includingFittings	Nil	Nil	-
7	Electricity deposits / electrical fittings,etc.,	Nil	Nil	-
8	Extracollapsiblegates/grillworks etc.,	Nil	Nil	-
9	Potential value, if any Club HouseandCommunityCentre	General	Nil	-
10	Solar	1	LS	-
	Total			Rs.9,05,968.00
	Say			Rs. 9,05,960.00
	For 12 Flatsor1 Block		12 x9,05,960.00	Rs1,08,71,520.00

ThescheduledpropertyiswithinthecitylimitsofNipaniTown,Havingallamenitieslikeschool,Roads,etc,Wateretc.TheValuationoftheResidentialflatisdoneonAspertheapprovedestimationandLandas Guide Rate or Sub registrar Rate for the Flats isRs 9,05,960.000 per Unit

or per Flat of super built uparea or for 12 houses or 1 Block is Rs 1,08,71,520.00, in the said locality, correct in my opinion. The saidpropertyisabout 7.10KmfromtheCityMunicipal corporation,Hubballi.

The scheduled property or OneFlat has 1 Living,1- Kitchen,1- Bed rooms, and 1- Bath room andW/c ,Built with RCC Monolithic Shear wall Design (Cast- in Situ) Single pour, each block is having G + 2 UpperFloors.. Photograph of AEE CMC Nipani Mr. Raikar /representative with property in background to beenclosed.

Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites,is been enclosed.

As a result of my appraisal and analysis, it is my considered opinion that the present market value of the above property in the prevailing condition with aforesaid specifications for **one Flat is Rs. 9,05,960.00 (Rupees Nine Lakhs Fiver Thousand Nine Hundred and Sixty Only)** or for **One Block of 12 Houses will be 1,08,71,520.00 (One Crore Eight Lakhs Seventy One Thousand Five Hundred and Twenty Only).** The Realizable value (Less 10% of PMV) of the above property for 1 Flat is **Rs. 8,15,364.00 (Rupees Eight Lakhs Fifteen Thousand Three Hundred and Sixty Four only)** and for one Block it shall be **Rs 97,84,368.00 (Rs Ninety Seven Lakhs Eighty Four Three Hundred and Sixty Eight Only).**The book value of the above property is not known and the distress value(Less 25 % of PMV) of 1 Flat i s **Rs. 6 , 79 , 470 . 00 (Rupees Six Lakhs Seventy Nine Thousand Four Hundred and Seventy Only)** and for One Block it shall be **Rs 81,53,640.00 (Rs Eighty One Fifty Three Thousand Six Hundred and Forty Only).**

Justification for more than 20% variation in Guideline Value and Market Value for the location of the scheduled property which lies @ Shinde Nagar, Nipani Town, Nipani. Is exactly taken as per approved estimation of construction of houses and Infrastructure development and Land rate as Sub registrar rates, A good EWS Living Standards observed

A scheduled property is Surrounded with amenities like. CMC Nipani @ 7.1 Km away from the site, Hal Sidhanath Mandir is 4.6 Km away, Nipani Court is 3.30Km away, APMC Nipani is 4.1 Km away, Vittal Rukmini Mandir is 2.1 Km away, Kondiwadi is 2.9 Km away fro the site.

Place:

Date:

Signature

(Name and Official Seal of the Approved Valuer)

TheundersignedhasinspectedthepropertydetailedintheValuationReportdated____on____.Wearesatisfiedthatthefairandreasonablemarketvalueofthepropertyis Rs.____(Rs.____only).

Place:

Date:

Signature

(Name of the Branch Manager with office) Seal)

LEGAL OPINION FORMAT

LEGAL OPINION

To,
The Manager,
Andhra Pragathi Grameena Bank,
Kurnool,

Kurnool
Date: 20-11-2018

Sub:- Legal opinion with regard to scrutiny of title deeds of
The Commissioner, Kurnool Municipal Corporation-Regarding

PART-I**DISCRIPTION OF DOCUMENTS FURNISHED FOR SECURITY**

Sl No	Date of Document	Document.... No	Nature of Document	Original/ Xerox/C.C
1	27-10-2018	Application No ADL011833025719	PattadarAdangal/ Pahani extract (obtained from MeeSeva) Issued by the Tahsildar, Kallur Mandal	Photo Copy
2	16-11-2018	---	PattadarAdangal/Pahani extract (obtained from online Mee Bhoomi portnl)	Photo Copy
3	12-11-2018	Application No.ADL011833227465	PattadarAdangal/ Pahani extract (obtained from MeeSeva) Issues by the Tahsildar, Kurnool Mandal	Photo Copy
4	27-09-2018	----	G.O.Ms.No.494	Photo Copy
5	03-07-2018	----	G.O.Ms.No.369	Photo Copy
6	---	----	Layout Copy	Photo Copy
7	20-11-2018	Statement No.42960040	Encumbrance Certificate	IGRS Copy
8	20-11-2018	Statement No.42961017,42963112	Encumbrance Certificate	IGRS Copy
9	20-11-2018	Statement No.42963547,42965184	Encumbrance Certificate	IGRS Copy

PART-II

II.DESCRPTION OF PROPERTY:-

01. The Complete description of immovable property offered as security of Creation of mortgage by deposit of title deeds.

Survey No. (In Case of land Property): Sy. No.793/1 of Laxmipuram Village,

Sy.No.86 of Thadakanapalli Village,
Sy.No-277/7 Of B. Thandrapadu Village,

A. Door No (In Case of House property): Not Applicable

B.

C. Extent/Area

Village Name	Sy.No.	Land extent
Laxmipuram Village	793/1	Ac.151.00 Cents
Thadakanapalli Village	86	Ac.116.00 Cents
B. Thandrapadu Village	277/7	Ac.50.20 Cents
Total Land		Ac.317.20 Cents
Extent of		

D. Location:

Item No I: All the part and parcel of proposed layout project title Pradhan Mantri Awas Yojana (Urban)- NTR Nagar, In land extent of Ac.151.00 Cents in Sy. No.793/1, Situated at laxmipuram Village, Kallur Mandal, Kurnool Dist, under the jurisdiction of Kallur Sub-registration district Kurnool

Boundaries

East	Full	North	Full
West	Full	South	Full

Item No II: All that part and parcel of proposed layout project title Pradhan Mantri Awas Yojana (Urban)- NTR Nagar in land extent of Ac.116.00 Cents in Sy.No.86, situated at Thadakanapalli Village, Kallur Mandal, Kurnool Dist, under the jurisdiction of Kallur Sub-registration and registration district Kurnool

Boundaries

East	Full	North	Full
West	Full	South	Full

Item No III: All that part and parcel of proposed layout project title Pradhan Mantri Awas Yojana (Urban)- NTR Nagar, In land extent of. Ac.50.20 Cents in Sy.No.277/7, situated at B. Thandrapadu Village, Kurnool Mandal, Kurnool Dist, under that jurisdiction of Kurnool Sub-registration and registration Kurnool

Boundaries

East	Full	North	Full
West	Full	South	Full

II. Title to the schedule property/detailed description of flow of title

That the land extent of Ac.151.0 Cents in Sy. No.793, situated at Laxmipuram Village, Ac.116.0 Cents in Sy.No.86, situated at Thandakanapalli Village, Kallur Mandal, Kurnool Dist and land extent of Ac.50.20 Cents in Sy.No.277, situated at B. Thandrapadu Village, Kurnool, Mandal, Kurnool Dist was originally belongs to Government of Andhra Pradesh. The same is utilizing for the construction of G+3 pattern houses to economically weaker section beneficiaries under Pradhan Mantri Awas Yojana (Urban)-HFA. In this connection, the Government of Andhra Pradesh issued a G.O. Ms. No.494, dated 27-09-2018. As per the G.O., above said Government land have been alienated to Kurnool Municipal Corporation (Urban Local Body) and advance possession has been given to Kurnool Municipal Corporation for the construction of EWS houses.

As per G.O.Ms.No.494, the revenue authorities allotted and mutated the land extent of Ac.151.0 Cents in Sy.No.793/1, situated at Laxmipuram Village, Ac.116.0 Cents in Sy.No.86, situated at Thadakanpalli Village Kallur Mandal, Kurnool Dist and land extent of Ac.50.20 Cents in Sy.No.277/7, situated at B.Thandrapadu Village, Kurnool Mandal. Kurnool Dist on the name of Kurnool Municipal Corporation (UB) as pattadar and possessor in the revenue records

That the PattadarAdangal/Pahani extract obtained from MeeSeva dated 27-10-2018, 12-11-2018 and PattadarAdangal obtained from online Mee Bhoomi portal dated 16-11-2018 reveals the name Commissioner Kurnool Municipal Corporation in the pattadar and possession Columns over above said properties.

Layout approval

Layout above said land extent of Ac.151.0 Cents in Sy.No.793/1 situated at Laxmipuram Village, Ac.116.0 Cents in Sy.No.86, situated at Thadakanapalli Village, Kallur Mandal, Kurnool Dist and land extent of Ac.50.20 Cents in Sy.No.277/7, situated at B. Thandrapadu Village, Kurnool Dist was approved by the Concerned authorities, for developing said land as Pradhan Mantri Awas Yojana (Urban)- NTR Nagar.

Possession Of the Property

Thus the Commissioner, Kurnool Municipal Corporation become the absolute owner and possessor of Schedule property and have been in unhindered peaceful possession with full rights and title over the schedule property as absolute owner.

Powers of Kurnool Municipal Commissioner

That the commissioner of Kurnool Municipal Corporation is the competent authority to execute sale deeds in favour of beneficiaries and he has got absolute rights to sign/present on behalf of Kurnool Municipal Corporation.

After completion of registration of sale deed, the same can be used as security by way of deposit of above title deeds/ registered mortgage in favour of Bank.

Exemption of Stamp duty

As per G.O.Ms. No.369 dated 03-07-2018, there is exemption of stamp duty and Registration fee on Sale deed of flat along with undivided share of land to be executed in favour of the beneficiaries of housing programme under Pradhan Mantri Awas Yojana (Urban) scheme under Sec.9 (1)(a) of Indian Stamp Act 1899 and Sec.78 of Registration Act 1908. There is also exemption of charges related to loan agreements, mortgage deeds and Tripartite agreement with the Banks.

Encumbrance's certificate

I made search at SRO Kallur & Kurnool for period of 35 Years from 01-01-1983 to 19-11-2018 with regard to the schedule property, the same is free from all encumbrances and recitals if E.C. disclose nil mortgages, charges etc.

Final Opinion

I have perused the documents No.1 to 9 mentioned above (Part I of My opinion), The Commissioner, Kurnool Municipal Corporation is the absolute owner and possessor of the schedule property and he has got every right, and interest, marketable title over the schedule property as absolute owner and possessor. The Commissioner of Kurnool Municipal

Corporation is the competent authority to execute sale deeds in favour of beneficiaries and he has got absolute rights to sign/present on behalf of Kurnool Municipal Corporation.

CERTIFICATE

That the mortgage if created will be available to the bank of the liability of respective economically weaker section beneficiary of housing programme

On the basis of the material placed before me, I am of the considered opinion that the Commissioner, Kurnool Municipal Corporation, have got the absolute, clear and marketable title over the schedule property mentioned above and the Commissioner of Kurnool Municipal Corporation can sell the schedule property to economically weaker section beneficiary.

(At Present legal Opinion is given for entire Project . After the registration of sale deed in favour of beneficiary with regard to individual property, then you may obtain following documents at the time of Registered Mortgage/Deposit of Title deeds)

1. Registered sale deed to be executed by the commissioner, Kurnool, Municipal Corporation in favour of respective beneficiary
2. Tripartite agreement to be executed between Bank. Commissioner, Kurnool Municipal Corporation (ULB) and Beneficiary and other link documents from Sl.No.1 to 9 mentioned above (Part I of My opinion)

Place: Kurnool

Date: 20-11-2018

[No. DOH 101 HFA 2021]